AGENDA
REGULAR MEETING OF THE BOARD OF COMMISSIONERS
HUMBoldt BAY Harbor, Recreation and Conservation District

DATE: August 14, 2014
TIME: 6:00 p.m. Executive Session
       7:00 p.m. Regular Session
PLACE: Woodley Island Marina Meeting Room

The Meeting Room is wheelchair accessible. Accommodations and access to Harbor District meetings for people with other handicaps must be requested of the Director of Administrative Services at (707) 443-0801 24 hours in advance of the meeting.

1. Call to Order at 6:00 p.m.
   
a. Move to Executive Closed Session pursuant to the provisions of the California Government Code Sections 54956.8 (Conference with Real Property Negotiator) and 54956.9(a) (Conference with Legal Counsel – Existing Litigation):

   1. Conference with Real Property Negotiator
      Agency Negotiator: Board President, Chief Executive Officer and District Counsel
      Under Negotiation:
      Timber Heritage Association purchase of Redwood Marine Terminal Berth 1 Roundhouse
      Real Property and Sale of Boiler at Redwood Terminal 2 Property

   2. Conference with Legal Counsel – Existing Litigation.
      Humboldt Bay Harbor, Recreation and Conservation District v. Humboldt Bay Forest Products et. al. Humboldt County Superior Court No. DR 140286.

2. Adjourn Executive Closed Session

3. Call to Order Regular Session at 7:00 P.M. and Roll Call

4. Pledge of Allegiance

5. Report on Executive Session

6. Public Comment

Note: This portion of the Agenda allows the public to speak to the Board on the various issues not itemized on this Agenda. A member of the public may also request that a matter appearing on the Consent Calendar be pulled and discussed separately. Pursuant to the Brown Act, the Board may not take action on any item that does not appear on the Agenda. Each speaker is limited to speak for a period of three (3) minutes regarding each item on the Agenda. Each speaker is limited to speak for a period of three (3) minutes during the PUBLIC COMMENT portion of the Agenda regarding items of special interest to the public not appearing on the Agenda that are within the subject matter jurisdiction of the Board of Commissioners. The three (3) minute time limit may not be transferred to other speakers. The three (3) minute time limit for each speaker may be extended by the President of the Board of Commissioners or the Presiding Member of the Board of Commissioners at the regular meeting of the District. The three (3) minute time limit for each speaker may be enforced by the President of the Board of Commissioners or the Presiding Member of the Board of Commissioners at the regular meeting of the District.
7. Consent Calendar

Note: All matters listed under the Consent Calendar are considered to be routine by the Board of Commissioners and will be enacted by one motion. There will be no separate discussion of these items. If discussion is required, that item will be removed from the Consent Calendar and considered separately.

a. Consideration of approval of minutes from February 13, 2014 Board Meeting.
b. Consideration of approval of minutes from March 5, 2014 Board Meeting.
c. Consideration of approval of minutes from March 27, 2014 Board Meeting.
d. Consideration of purchase of Travellift straps from AISCO for $11,971.56.
e. Consideration of member of California Shellfish Stakeholder Working Group: Jack Crider, member; Richard Marks, Alternate.
f. Consideration of approval of one-year extension of Permit 13-02 to Hog Island Oyster Company for the Arcata Bay Shellfish Mariculture Facility.

8. Communications and Reports

a. Chief Executive Officers Report
   • Recognition of Director of Conservation Dan Berman’s service to the Harbor District
   • Redwood Terminal 2 Cleanup
b. Staff Reports
c. District Counsel, District Planner and District Treasurer Reports
d. Commissioner and Committee Reports
e. Other

9. Unfinished Business

10. New Business

b. Consideration to award 2014 Refunding Revenue Bonds to BBVA Compass Bank.
c. Consideration to accept and deposit the retainer for JPMChase, the proposed New Markets Tax Credit Investor, in the amount of $50,000 in exchange for $3 million in New Markets Tax Credits allocation.
d. Consideration to accept and deposit the retainer for the CSCDA allocation $25,000 in exchange for $9 million in New Markets Tax Credit allocation.
e. Consideration to accept LACO Associates Updated Phase 1 for Parcels A, B and C for $25,000.
g. Consideration of lease to McKenny’s Insulation Division of 10,000 sf, west end of Redwood Terminal 2 Shop for truck and foam storage.

11. Administrative and Emergency Permits

12. Adjournment
MINUTES (Subject to Approval)
REGULAR MEETING OF THE BOARD OF COMMISSIONERS
HUMBOLDT BAY HARBOR, RECREATION AND CONSERVATION DISTRICT

February 13, 2014

PRESENT

Commissioner Newman
Commissioner Dale
Commissioner Wilson
Commissioner Marks

ABSENT

Commissioner Higgins

President Marks called the Executive Closed Session to order at 6:00 P.M.

President Marks adjourned the Executive Closed Session at 6:55 P.M.

President Marks called the Regular Meeting of the Board of Commissioners to order at 7:04 P.M.

President Marks asked Debbie Provolt to lead those present in the Pledge of Allegiance.

District Counsel reported out of the Executive Closed Session as follows: Conference with Labor Negotiator - no action to report; Conference with Real Property Negotiator: Potential terms for District property acquisition from Pacific Gas & Electric Company: no action to report.

PUBLIC COMMENT

Kent Sawatzky said he worked with Commissioner Higgins on a particular situation before it became public and commended him. Mr. Sawatzky stated he believed Suzanna Munzell and Karen Brooks have been unfairly treated and is giving the Commission a chance to come to him and work it out before it goes public; reported people are doing things for their own gains and with their own agendas in mind and said the person knows who he is and recommended that person contact him.

CONSENT CALENDAR

President Marks stated he did not get a copy of the Minutes on the Consent Calendar.

CEO reported the Item was an administrative error and wished Director of Administrative Services was not on leave; the Minutes have already been approved.

COMMUNICATIONS AND REPORTS

CHIEF EXECUTIVE OFFICER REPORT

- Reported on Redwood Terminal 2 as follows: 16 kv power is hooked back up and works as it should; very helpful for Taylor Mariculture's project; power to the dock has been established; the dock catwalks have been completed; had a conference call with the Port of Longview and Kapstone to negotiate the tariff rate for the docking of the liquor barge and review of the pipeline.
- Met today with Patrick O'Shea regarding Shelter Cove; there has been progress and he plans to submit marina plans to the Coastal Commission and to invest approximately $140,000 on Phase I of his project.
Minutes (Subject to Approval)
Regular Meeting of the Board of Commissioners
Humboldt Bay Harbor, Recreation and Conservation District
February 13, 2014
Page 2 of 6

- Will meet with the Shelter Cove Resort Improvement District on March 6 with two Commissioners regarding many Shelter Cove issues including the breakwater and the boat ramp; Mr. O'Shea believes he will freeze about 70 percent of the fish this year, eliminating the need for the pipeline from the fish cleaning station.

STAFF REPORTS

Director of Conservation

- Sent a letter today regarding the billboards along the Highway 101 Safety Corridor; has not received a Permit Application yet.

District Counsel said there must be property owner consent to place a billboard. Director of Conservation stated it is not clear yet who owns the land.

District Counsel reported the company must get a Permit from the District to place the billboard and the District must make sure the company is following the law.

- Recently received notice of another successful grant application for Spartina eradication.

Kent Sawatzky said he does not like the billboards but believes the permitting process should allow adequate time for comments. District Counsel stated no time deadlines have been imposed.

Debbie Provost asked the Commission if they are aware of the letter turned into Humboldt County about the General Plan Update that refers to billboard laws. Director of Conservation reported he has not seen the letter but would appreciate a copy.

Commissioner Wilson said he has seen the letter and it does not reference the lawsuit against the City of Arcata because it is not in the writer’s favor.

Bar Pilot John Powell

- Has been busy photographing inventory at the Pulp Mill.
- Stated the USS Independence has come into the Bay three times over the past two weeks.

Commissioner Dale said Mr. Powell did a nice job on the pictures.

DISTRICT COUNSEL’S REPORT: None

DISTRICT TREASURER’S REPORT: None

COMMISSIONER AND COMMITTEE REPORTS

Commissioner Newman

- Attended the Economic Development Committee meeting at the Humboldt Bay Aquatic Center and thanked District Staff, the community, and the University; said it was powerful to see all the ideas for the National Marine Research and Innovation Park Site.
Commissioner Dale

- Stated the EDC meeting was well organized and that it was a pleasure to see positive things happening in the community.

Commissioner Marks

- Reported the EDC meeting was a great and well-attended meeting; said he saw previous workers from the Pulp Mill in attendance that were excited about environmentally friendly happenings going on at the site.
- Met with Patrick O'Shea, who has spent a lot of money to develop his property at Shelter Cove; said Mr. O'Shea has already had success selling fish from Shelter Cove to the Bay Area.
- Attended an NCRA meeting.

Commissioner Wilson

- Had a telephone meeting with Kapstone today which was quite productive; EPA is driving the work of Kapstone’s pulp mill receiving the liquors from the District’s Redwood Terminal 2 site.

Commissioner Marks said the EPA has made it clear they are the only agency that can handle a project like this.

DISTRICT PLANNER’S REPORT

- Stated he got good news from the County – they have tentatively identified a source for match for the EDA grant so the District will not have to spend as much out of pocket.
- Reported the County’s General Plan is in action and the process will take place over the next two years; will monitor and advise the Commissioners when commenting will be appropriate.
- Said the Coastal Commission has come out with a sea level rise document and extended the public comment period until tomorrow; some of the information is relevant to the District.
- Has been assisting GHD Engineers and Moffatt and Nichols with the Water Trails Project, which is underway and going well with the Coastal Conservancy.

NON AGENDA: None

UNFINISHED BUSINESS: None

NEW BUSINESS


COMMISSIONER DALE MOVED FOR ADOPTION OF RESOLUTION 2014-03, A RESOLUTION DESIGNATING BUSINESS MATTERS, APPOINTMENT AND AUTHORIZATION FOR THE HUMBOLDT BAY HARBOR, RECREATION AND CONSERVATION DISTRICT FOR CALENDAR YEAR 2014. COMMISSIONER WILSON SECONDED.

District Counsel stated there should be a minor correction -- Legal Counsel is LLP, not LLC.

Commissioner Wilson reported two of the newspapers; the Arcata Eye and McKinleyville Press in the Resolution do not exist any longer and should be replaced with Mad River Union.
Pete Oringer said the Resolution references the northerly doors where the Agenda is normally posted, but that is not correct.

Commissioner Dale stated the Resolution should read the main building outside northwestern door.

COMMISSIONER DALE ACCEPTED THE AMENDMENTS. COMMISSIONER WILSON ACCEPTED THE AMENDMENTS.

Kent Sawatzky reported the District is doing a good job putting the sign “Closed Session in Progress” up and requested the second side of the Agenda should be posted where the public can view it.

ROLL CALL VOTE WAS TAKEN:

COMMISSIONER NEWMAN – AYE
COMMISSIONER DALE – AYE
COMMISSIONER MARKS – AYE
COMMISSIONER WILSON – AYE
COMMISSIONER HIGGINS – ABSENT

MOTION CARRIED WITHOUT DISSENT, COMMISSIONER HIGGINS ABSENT.

CEO said Agenda Items B through E will be revised and District Counsel will discuss those revisions.

District Counsel stated District Staff has been working on some Draft Agreements with Coast Seafoods, but Coast Seafoods would like to do the Agreements more formally and will take the lead on re-drafting, so the Agreements will not be ready for Board consideration for about two weeks.

COMMISSIONER NEWMAN MOVED TO TABLE ITEMS B THROUGH E. COMMISSIONER WILSON SECONDED.

Commissioner Wilson asked if discussion on these Items should take place now.

CEO reported the Items will change, so it would be best to discuss at a future meeting.

Pete Oringer asked if the final sale document on the Pulp Mill was ever made public.

District Counsel said it was made available as a public document a few months ago; he suggested Mr. Oringer contact Staff for a copy.

Pete Oringer asked if the Fire Boat was used as a funding source.

District Counsel stated money was not paid, so the Fire Boat was not used as collateral; the District basically assumed liability for cleanup.

Debbie Provolt reported she is glad the District is revising the loan documents; while she supports the liquors getting removed, she has concerns of the interest being over $40,000, which will put the District further behind financially every year.
District Counsel said the loan repayment will be linked to selling part of the Pulp Mill assets.

Debbie Provolt, Humboldt Land and Title, stated that information is in the Resolution, but not in the Loan Document and asked if the land was now subject to public trust rights since the District owns it.

District Counsel reported the District acquired Freshwater assets with no public trust funds, therefore it is still not public trust; not all land owned by a public entity is public trust.

Debbie Provolt said if the District uses public trust funds for a loan, it could change how the property is viewed and advised the District to look into that.

District Counsel thanked Ms. Provolt for the information and said he would look into it.

Debbie Provolt stated assisting Coast Seafoods with Permit applications should be compensated, and that it should not be a gift because it uses public funds. District Counsel reported that matter should be cleared up in the Draft and that it is something the District would do for anyone seeking to establish and develop a business in the Bay; it is General Policy. Ms. Provolt said that should be clarified.

District Counsel stated if any company applies for a Permit, the District will assist them.

Kent Sawatzky said he agreed with everything Debbie Provolt said; regarding Coast Seafoods’ 40-year lease, their tideland lease rate would be lower than other companies’ due to their having an increased footprint. Mr. Sawatzky asked since the District will have more than a $2 million loan temporarily, is there Policy that overrides that mandate.

District Counsel said the Harbors and Navigation Code does.

Kent Sawatzky stated he would like a copy of that document.

MOTION TO TABLE CARRIED WITHOUT DISSENT, COMMISSIONER HIGGINS ABSENT.


COMMISSIONER DALE MOVED FOR TERMINATING THE SOUTH BAY MARINA TIDE SUBMERGED LANDS BETWEEN THE DISTRICT AND THE ESTATE OF G.A. HUNTER. COMMISSIONER NEWMAN SECONDED.

Director of Conservation reported Dennis Hunter wants to end the Lease due to selling the property and that their lease is paid up; said the issue before the Board is there is a provision in the Lease stating the lessee should remove improvements or offer compensation and that there are some additional pilings now in place. Director of Conservation stated he does not see a benefit in removing the pilings and recommended the Board consider letting Mr. Hunter leave them and not seek compensation from Mr. Hunter. There was a series of lawsuits in the past between the Hunters and the District regarding where the appropriate boundaries are and there was an old judgment in the file largely in the District’s favor.

District Counsel said the lessee has the right to terminate the Lease and they are current on payments; stated the property has potential value to the District. Mr. Brisko reported the judgment is from 1982 for $5,000 and the District’s previous District Counsel did not recall much about the suit; there must have been some point where the Lease expired and the District
obtained a judgment for the improvements to be removed. Mr. Brisso said the judgment was never renewed and expires ten years afterwards if not renewed; recommended accepting the improvements and terminating the Lease.

Kent Sawatzky stated he supported terminating the Lease.

MOTION CARRIED WITHOUT DISSENT.

Dennis Hunter asked if the District can correspond with the Title Company since there is a Hold Harmless clause in the sale of the upland property.

Debbie Provolt, Humboldt Land and Title, reported the Title Company had prepared a Release.

ADMINISTRATIVE AND EMERGENCY PERMITS: None

President Marks adjourned the Regular Meeting of the Board of Commissioners at 8:10 P.M.

APPROVED BY: 

RECORDED BY:

______________________________   ________________________________
Greg Dale                        Kim Farrell
Secretary                        Clerk
MINUTES (SUBJECT TO APPROVAL)
REGULAR MEETING OF THE BOARD OF COMMISSIONERS
HUMBOLDT BAY HARBOUR, RECREATION AND CONSERVATION DISTRICT

March 5, 2014

PRESENT:
Commissioner Marks
Commissioner Wilson
Commissioner Higgins
Commissioner Newman
Commissioner Dale

President Marks called the Executive Closed Session to order at 6:00 p.m.

President Marks adjourned the Executive Closed Session at 6:55 p.m.

President Marks called the Regular Meeting of the Board of Commissioners to order at 7:05 p.m.

President Marks asked the Sea Scouts to lead those present in the Pledge of Allegiance.

District Counsel reported out of the Executive Closed Session as follows: Conference with Labor Negotiator: no action taken; Conference with Real Property Negotiator: no action taken.

PUBLIC COMMENT: None

CONSENT CALENDAR: None

COMMUNICATIONS AND REPORTS

CHIEF EXECUTIVE OFFICER REPORT:
- Redwood Terminal 2 Cleanup: Washington Department Of Ecology approves variance to accept chemicals; test liquors (30k gallons) and Hydrochloric acid shipped; EPA/KapStone Consent to Access and Receipt of Pulping Liquors awaiting signatures; Foss Barge mobilization cost increases from $226K to $500K due to modifications; Port of Longview dockage cost at $810,000; Total barge cost $2.4M; Truck RFP low bidder $1,680,000; First 200 trucks on EPA contract; if barge costs cannot be resolved, second 400 trucks on Harbor District contract; staff will distribute a RFP for trucking services soon.

STAFF REPORTS

Director of Conservation
- Public Scoping Meeting for Mariculture Pre-Permitting Project held March 4, 2014.
- Contract with RCAA to coordinate Spartina Eradication is in place.
- Attended Pulp Mill and Aquaponics tour with CA Department of Fish & Wildlife staff on March 4, 2014.
- Dock block washed ashore on Samoa Peninsula. The existing grant will help cover debris removal costs.
- Attended a field tour with NOAA grant staff this morning for marine debris/dock block removal.
- Wiyot Tribe planning to hold first World Renewal Ceremony at Tuluwat Village since 1864 Massacre.

Director of Facilities Maintenance: Reported on Sea Scouts activities as follows:
- The Sea Scout’s attendance was significantly down when they first started meeting again, but with help from the Skipper they were able to recruit quite a few new members.
- Slide presentation to display the Sea Scouts’ recent adventures.
- Brian Enloe “Skipper” extended gratitude to the Harbor District and to the Commodores; presented appreciation plaque to the Harbor District.
DISTRICT COUNSEL REPORT: None

STAFF REPORT:

District Planner Report

- Reported that Jacqueline Debets, County of Humboldt, was a big help with the application for the CDBG Grant; sent correspondence letter to Timber Heritage Association (THA) to see what they could do to help; the County’s General Plan includes the redesignation of Samoa Shops to commercial recreation; reported the petition was filed and that he feels optimistic about it; Timber Heritage Association may designate a volunteer to help navigate the process as well.
- Commissioner Wilson wanted to make sure that District Planner was keeping track of his work time used to help the THA. District Planner stated that he is in constant communication with the THA and has not spent much time thus far. CEO confirmed. Commissioner Wilson suggested that District Planner's time might be a credit toward the lease.
- Reported that he is making progress with the Water Trails administrative draft CEQA document, which will be reviewed in two weeks; the three part Coastal Development Permit process includes the Peninsula Boat Launch, Arcata CDP Application at South G Street, and Marina CDP Application.

COMMISSIONER AND COMMITTEE REPORTS

Commissioner Newman:

- Reported he attended the Harbor Working Group meeting on Wednesday. The Timber Heritage Association President made a presentation.

Commissioner Dale:

- Reported that he spent the last week in Washington D.C., spoke with Longview area shellfish representatives about the Redwood Terminal 2 activities; he feels they were supportive.
- Commended Jack Crider for all of his hard work on the Redwood Terminal 2 project and gave him a hat with an FBI logo on it, stating it was for his drives in the “cop car.”
- Attended the Public Scoping Meeting for the Mariculture Pre Permitting and thought they did an excellent job informing everyone.

Commissioner Marks:

- Attended the Public Scoping Meeting for the Mariculture Pre-Permitting Project.
- Also attended the New Harbor Committee Meeting, where they discussed the possibility of cruise ships coming to Humboldt Bay, docking on the Eureka side and using a “speeder car” from there into town.
- Reported Humboldt Bay Municipal Water District may use a rail right of way when building a pipeline from Mad River to San Francisco.
- Attended the North Coast Rail Authority Property Meeting where they finalized a deal with Trail Project in Ukiah.

Commissioner Wilson:

- Attended the New Harbor Committee Meeting; asked if Commissioner Marks would switch roles making Commissioner Wilson the Alternate and Commissioner Marks the Actual Member; Commissioner Marks agreed.
- Reported that the Wiyot World Renewal Ceremony will be held at the end of the week.

Commissioner Higgins:

- Attended the Economic Development Committee Meeting February 10, 2014; the meeting recordings are available on Access Humboldt.
Reported that he was happy about the Timber Heritage Association moving forward on permits.
- Attended the Humboldt Bay Municipal Water District meeting; hopes that the HBMWD and the Harbor District can find ways to help each other.
- Caught a steelhead.
- 15-30,000 Chinook Salmon returned this year.

NON-AGENDA: None

UNFINISHED BUSINESS: None

NEW BUSINESS

A. CONSIDERATION OF AGREEMENT FOR DREDGING AND TRANSFER OF FISHERMAN’S CHANNEL.

CEO reported PG&E would fund the dredge permitting, provide $2 million to the District for purchase and operation of the dredge, and transfer ownership of the Fisherman’s Channel to the District; the District will perform one-time dredging of Fisherman’s Channel, repair the breakwater wall, and accept the transfer of ownership.

COMMISSIONER DALE MOVED FOR APPROVAL OF AGREEMENT FOR DREDGING AND TRANSFER OF FISHERMAN’S CHANNEL. COMMISSIONER NEWMAN SECONDED.

Commissioner Wilson was concerned about the transfer of property issues.

Alison Talbot, Local Government Representative for PG&E, reported that this is a terrific example of a public/private partnership and it benefits the community. She thanked the District for its leadership and said PG&E will continue to communicate with King Salmon residents by sending out a notification on the vote and by meeting with them to answer any questions or concerns.

Chet Albin, Eureka City Council, voiced that he was excited about the partnership and supports this transaction.

MOTION CARRIED WITHOUT DISSENT.

B. CONSIDERATION OF LEASE AGREEMENT WITH AGRIMARINE HOLDINGS INC. FOR AQUAPONICS DEMONSTRATION PROJECT.

CEO stated that the interested party, AgriMarine Holdings Inc., is back and has submitted a proposal to the Harbor District. He reported that Ted Kuiper has been very valuable in the process. It is a two-year lease agreement, no cost, and AgriMarine will pick up all of the out of pocket expenses and will renew the Aquaponics Pilot Project Permit.

Ted Kuiper, Community Volunteer in Aquaculture, did background and reference checks on proposing parties, approving AgriMarine.

Commissioner Marks thanked Ted Kuiper for all of his hard work.

Robert Zack, U.S. Business Developer for AgriMarine, stated that AgriMarine is very interested in leasing the existing Aquaponics Green House. They are looking to create initially a demonstration project, which will turn into a complete 5-10 acre project, and hire a local workforce providing all funding necessary. They are focused on the Redwood Marine Terminal Berth 1 site. The final project will produce both fish and produce, utilizing the aquaponics method of farming.

Commissioner Marks stated there would be well over 150 local workers employed by the project, which would be very beneficial to the community.
Commissioner Wilson voiced his concern that the project would continue to run and asked when AgriMarine would begin their project. Mr. Zack stated that AgriMarine would like to start in less than six months.

CEO confirmed that it should be up and running within a month or two.

Commissioner Wilson was concerned about the no-cost lease not holding anyone accountable to keep the project going.

Commissioner Higgins stated that he thought it was the capitalistic interest that would keep things going and is confident that there will be a market.

CEO stated that lease terms will be communicated to the Commissioners.

Commissioner Wilson was concerned about a large company coming in versus a smaller, local company.

COMMISSIONER HIGGINS MOVED FOR THE APPROVAL OF THE LEASE AGREEMENT WITH AGRIMARINE HOLDING INC. FOR AQUAPONICS DEMONSTRATION PROJECT. COMMISSIONER NEWMAN SECONDED.

Commissioner Marks stated that this agreement would create jobs and knowing that it will create commerce makes the project very worthwhile to the community.

Commissioner Dale stated that he appreciates all the people that helped put this deal together and thinks that moving forward with the agreement is a good idea.

Commissioner Wilson thanked the Headwaters Fund for funding the project.

Luke Besner, also a lease proposer for the Aquaponics project, stated that he was wary about a big company coming in, but is now excited about it. He is concerned about higher paying jobs being scarce as well as diseased crops hurting the project if only one type of crop is being grown. He thinks that growing the right types of crops could in turn help support other local businesses. He hopes to make sure that the interests of our community are kept at the highest priority.

Tim Ross, aquaculture volunteer, thinks that there is no detriment at all to this deal and hopes to move ahead rapidly.

MOTION CARRIED WITHOUT DISSENT.

C. CONSIDERATION OF HIRING Z & Z MARINE TO INSPECT DREDGE EQUIPMENT IN OREGON.

CEO reported that the District distributed an RFP for the purchase of dredge equipment and received six responses. Two proposals were for equipment located in Oregon. He stated that the cost would not exceed his spending limit. Surveys on both vessels, recommendation from Z&Z Marine and a report from Commissioner Newman will all be available at the next Board Meeting.

Commissioner Marks thanked Z&Z Marine for their participation.

D. CONSIDERATION OF AGREEMENT AND PERMIT TO BRIAN SAXTON DBA, HUMBOAT KAYAK ADVENTURES.

COMMISSIONER DALE MOVED FOR THE APPROVAL OF AGREEMENT AND PERMIT TO BRIAN SAXTON, DBA, HUMBOAT KAYAK ADVENTURES. COMMISSIONER HIGGINS SECONDED.

CEO reported Humboats yearly payment to the District is roughly $6,100.00. This is a transfer of lease and Mr. Saxton is waiting for Escrow to close.
Brian Saxton, new owner of Humboats, stated that he is excited and intends to maintain the integrity of the business and thanked the District.

MOTION CARRIED WITHOUT DISSENT.

E. CONSIDERATION OF PULP MILL BLIGHT DESIGNATION FOR COMMUNITY DEVELOPMENT BLOCK GRANT AND PROVIDING $5000 CASH MATCH.

CEO reported that the County of Humboldt will designate the Pulp Mill site as blighted; EDA Grant requires a match and CEO is very glad that Community Development Block Grant has been made available; $100,000 Community Development Block Grant and $150,000 EDA Grant to develop the Pulp Mill site property.

COMMISSIONER HIGGINS MOTIONED FOR THE APPROVAL OF PULP MILL BLIGHT DESIGNATION FOR COMMUNITY DEVELOPMENT BLOCK GRANT AND PROVIDING $5000.00 CASH MATCH. COMMISSIONER NEWMAN SECONDED.

Commissioner Higgins said he appreciates the County's support.

MOTION CARRIED WITHOUT DISSENT.

ADMINISTRATIVE AND EMERGENCY PERMITS:

Director of Conservation reported the District issued an Administrative Permit to the Department of Fish and Wildlife for the placement of crab larvae trap at Woodley Island Marina. A small trap monitors the abundance of crab larvae for a few months.

An Emergency Permit was granted to Englund Marine for replacement of some of their pilings.

The Regular Meeting of the Board of Commissioners adjourned at 8:28 p.m.

APPROVED BY: ___________________________  RECORDED BY: ___________________________

Greg Dale  Megan Smith  
Secretary  Clerk
MINUTES (Subject to Approval)
REGULAR MEETING OF THE BOARD OF COMMISSIONERS
HUMBOLDT BAY HARBOR, RECREATION AND CONSERVATION DISTRICT

March 27, 2014

PRESENT

Commissioner Newman
Commissioner Dale
Commissioner Wilson
Commissioner Marks
Commissioner Higgins

President Marks called the Executive Closed Session to order at 6:00 P.M.

President Marks adjourned the Executive Closed Session at 6:55 P.M.

President Marks called the Regular Meeting of the Board of Commissioners to order at 7:00 P.M.

President Marks asked Commissioner Higgins to lead those present in the Pledge of Allegiance.

District Counsel reported out of the Executive Closed Session as follows: Conference with Labor Negotiator - no action to report; Administrative Staff Salary Raises 2013/14 – Unanimous vote to increase CEO salary $5,000 effective May 1; Director of Administrative Services and Director of Facility Maintenance a 4.8% (3% merit and 1.8% cost of living) raise effective July 1, 2013; and Bar Pilots a 1.8% cost of living raise effective July 1; Conference with Real Property Negotiator - no action to report.

PUBLIC COMMENT

Monte Provolt said he wanted to clarify that the $2,000,000 from PG&E is for the District to buy a dredge in exchange for dredging King Salmon and if there was a timeframe.

Sharon Cracker of King Salmon asked the District to separate the funds for King Salmon dredging from it's General Fund.

Jim Roberts asked where the money received from PG&E is being distributed; said the money should be used for King Salmon, not the Pulp Mill.

Debbie Provolt asked if there is a way to buy a dredge for King Salmon and the Bay at the same time; if one will fit both needs.

Rob Thessler stated he liked the idea of renting the dredge to other agencies after dredging King Salmon to pay for other project needs in King Salmon.

CONSENT CALENDAR: None

COMMUNICATIONS AND REPORTS

CHIEF EXECUTIVE OFFICER REPORT

- Reported the District has been working with the City of Eureka and engineering firms on a RFP to build a dock at Redwood Terminal 2 for a cruise ship to dock; would cost $7-8 million.
- Met with Patrick O'Shea and Mr. Smullett and Commissioners Dale and Marks in Garberville regarding Shelter Cove.
- Said the District is hiring an engineer to assist with reducing the volume of fish carcasses in Shelter Cove; Shelter Cove Resort Improvement District wants to challenge the designation of the Biological Significant Area around the discharge pipe.
Redwood Terminal 2 Cleanup Update – Steve Calanog EPA

Mr. Calanog reported EPA has been attempting to secure a barge for shipping the liquors for the last two months, but have not found one that would meet Coast Guard standards; the recent local 6.9 earthquake has increased interest in getting the liquors moved and the earthquake did compromise the sulfuric acid tank. Tank trucks will start to load next week and that already thousands of gallons of hydrochloric acid have been removed; will have emergency personnel ready to respond if something happens. Mr. Calanog stated he would prefer to have a tanker vessel to move the liquors to reduce the amount of trucks on the road, but one has not yet been secured. Mr. Calanog said Congressman Huffman and other representatives will tour the site tomorrow.

Monte Provolt asked how many truckloads would be needed, if they would go through Grants Pass and if they would convoy.

Mr. Calanog stated there are about three million gallons of pulping liquor; and if all are trucked, there would be around 700 to 750 trucks through Grants Pass and would not convoy. Mr. Calanog reported there would be five to ten trucks per day, seven days per week; they would leave mid-morning to mid-afternoon an hour apart utilizing 35 to 40 trucks; and some will be local.

Commissioner Higgins thanked Mr. Calanog for the work he has put in to the project; also thanked EPA and USCG.

Commissioner Dale thanked EPA and USCG for the work on such a massive job; asked when tanks are being prioritized if they are looking for one type of liquor to be transported first.

Mr. Calanog said the black liquors in the concrete tanks are being prioritized, but green and white liquors are important to remove as well.

STAFF REPORTS

Director of Conservation

- Stated there will be a heavy equipment operator from Samoa removing dock blocks that have been floating around in the Bay.
- Reported US Fish & Wildlife Service has been utilizing the Marshmaster in the Eureka Slough and Permit Applications have been submitted to extend Spartina eradication out of the Refuge area.
- Attended a Shellfish Growers meeting last week regarding land availability through the bidding process and there will be a discussion at the next Meeting.
- Attended a meeting today with potential dredge contractors.
- Said an application has been submitted for the outfall pipe lease with the State Lands Commission.

Director of Facility Maintenance

- Stated flupsies were brought to the Fields Landing Boat Yard by Taylor Mariculture and assembled there; they are now in place at RedwoodTerminal 2.
- Worked last week with the Samoa Fire District, Cal Fire and other County Fire Departments training on the Fire Boat; the Fire Boat performed flawlessly.

Commissioner Dale suggested agencies around the Bay should be notified before training takes place so they know nothing is wrong. Director of Facility Maintenance said he received many phone calls with people asking what had occurred.

- Stated the Maintenance Department will be working on repairing F-dock; the USCG boat usually docked at the end of F-dock can use the Redwood Terminal 2 dock.
DISTRICT COUNSEL’S REPORT: None

DISTRICT TREASURER’S REPORT: None

COMMISSIONER AND COMMITTEE REPORTS

Commissioner Newman

- Spent a few days in Boston at the North American Seafood Show promoting California Wild King Salmon.
- Has learned a lot about dredges over the past few weeks; he travelled with Leroy Zerlang to look at dredges in Washington and Oregon.

Commissioner Dale

- Spent last weekend in Oakland at a Pacific Rim Shellfish Conference; water quality was the main topic; reported many of the FDA representatives are familiar with Humboldt Bay, the current Pulp Mill activities and are happy its issues are being remedied.
- Attended the recent meeting in Shelter Cove where there was good public input on a variety of topics; reported it was one of the most fun meetings he has ever attended.

Commissioner Marks

- Said the meeting in Shelter Cove was spirited and that it was good to interface with the large crowd.
- Stated he worked at the Pulp Mill almost 30 years and is glad it is being cleaned up; is excited about job creation at the site.

Commissioner Wilson

- Reported there was a double homicide in Eureka yesterday; one of the victims was former District Commissioner, Rick Storre, who was also the owner of Freshwater Farms.
- Went with County Economic Development Specialist Jacqueline Debets to the Board of Supervisors to ask them to list the Pulp Mill property as a County blight to help the District get EDA funding.
- Attended meetings over the last week regarding pallet export and ethanol export.

Commissioner Higgins

- Said economic development was discussed at the Shelter Cove meeting and that President Marks’ chairing of that meeting was superb.
- Attended a meeting in King Salmon; and while he wants to help them to maintain their channels, he stated the main channel is still the responsibility of PG&E and the other channels are the residents’ responsibilities.
- Reported the Economic Development Committee will meet on the April 14; the topic of discussion is Woodley Island.
- Said Steelhead fishing has begun.
- Has been working on the Fall Chinook report for the Eel River Recovery Project; there is a Water Day on April 13 in Redway.

Jim Roberts stated he would like the dredging done in King Salmon to be significant. President Marks reported Mr. Roberts was out of order.
ENVIRONMENTAL LAW CONFERENCE MAY 2, 2014 – CLIMATE CHANGE – PAUL HAGEN

Paul Hagen said there is an educational opportunity put together for the County public sponsored by the State Bar of California, but regional in nature to educate on the importance of climate change, which he said is relevant to the District; stated it will take place at the Wharfinger Building on May 2. Mr. Hagen reported the speakers will address what the State of California is doing in preparation for climate change and how that applies to the North Coast.

Commissioner Wilson said attendance at a similar event anywhere else in California would cost $500, so $45 to attend is affordable. Mr. Hagen stated the cost is low as it is being subsidized. Commissioner Dale reported these events are popular among attorneys in California.

DISTRICT PLANNER’S REPORT: None

NON AGENDA: None

UNFINISHED BUSINESS: None

NEW BUSINESS

A. CONSIDERATION OF COMMERCIAL BROKER LISTING CONTRACT.

Bar Pilot Tim Petrusha said this Item is in regards to a Request for Proposals for commercial real estate broker services to market the Pulp Mill property, including the warehouse and industrial buildings; stated Proposals were due at noon today and there were two received, both being local. Mr. Petrusha reported both were reputable companies and asked the Board not to take action at this meeting so Staff can interview.

COMMISSIONER HIGGINS MOVED TO TABLE CONSIDERATION OF COMMERCIAL BROKER LISTING CONTRACT. COMMISSIONER WILSON SECONDED. MOTION TO TABLE CARRIED WITHOUT DISSENT.

B. CONSIDERATION OF LEASE WITH AGRIMARINE FOR AQUAPONICS PILOT PROJECT TERMINAL 1.

Bar Pilot Tim Petrusha said Agrimarine was rewarded the contract by the Board of Commissioners at their last Meeting and thanked Ted Kuiper for all of his efforts on this Project; stated this Item is for leasing of the greenhouse and aquaponics with no cost for the first year except utilities. Mr. Petrusha stated the greenhouse materials all stay in the District’s possession and that the tenant will provide an insurance bond as surety to protect the District upon early termination. Mr. Petrusha reported there is an option to renew at the end of the contract, taking fair market value into consideration.

COMMISSIONER DALE MOVED FOR APPROVAL OF LEASE WITH AGRIMARINE FOR AQUAPONICS PILOT PROJECT TERMINAL 1. COMMISSIONER WILSON SECONDED.

Commissioner Higgins said he learned a lot by reading the Lease and that it is very thorough; there is potential long-term use.

Commissioner Wilson stated this is the extension to the pilot project the District already did and that a private company is now going to move forward with it.

Commissioner Marks reported the District's pilot project was successful.

Debbie Provolt said she was at the Meeting where three companies were being considered and asked which one this company was. Mr. Petrusha stated it was the out-of-town company.
Commissioner Higgins reported there will most likely be local people hired to help this company through the process.

MOTION CARRIED WITHOUT DISSENT.

C. CONSIDERATION OF HIRING BROOKS APPRAISAL SERVICES FOR TERMINAL 2 BUILDINGS.

COMMISSIONER HIGGINS MOVED FOR HIRING BROOKS APPRAISAL SERVICES FOR TERMINAL 2 BUILDINGS. COMMISSIONER DALE SECONDED.

CEO said an extensive appraisal is necessary as a key component and this Agency has done work for the District before; stated their task will be to demonstrate equity of the facility for capital funding. Mr. Crider reported the Item is for $18,500.

Debbie Provolt asked if Brooks Appraisal Service will be doing an Appraisal on all four properties when the District only owns one of them and if those Appraisals will be made available to the other property owners. CEO confirmed this is accurate.

Mrs. Provolt said it is a good deal for the other property owners.

Commissioner Wilson asked Mrs. Provolt if she considered the price fair. Mrs. Provolt stated while she does not review many prices, in her opinion it probably is.

MOTION CARRIED WITHOUT DISSENT.

D. DISCUSSION TO PURCHASE A DREDGE – LEROY ZERLANG.

Leroy Zerlang reported on his research of the dredges for the District. He said dredges are complicated pieces of equipment and that it is a tough decision.

Monte Provolt asked if the King Salmon residents in attendance can have an answer on their questions before the end of the Meeting.

President Marks said the subject is not on the Agenda.

District Counsel stated since the topic is not on the Agenda, the Board cannot comment to the public; if a member of the public has an item they would like to be considered by the Board, contact Staff. An item must be listed on the Agenda for the Board to legally discuss it.

ADMINISTRATIVE AND EMERGENCY PERMITS: None

President Marks adjourned the Regular Meeting of the Board of Commissioners at 9:01 P.M.

APPROVED BY: ________________________________  RECORDERD BY: ________________________________

Greg Dale  
Secretary

Kim Farrell  
Clerk
Memorandum

To: Jack Crider-Chief Executive Officer
CC: Patti Tyson-Director of Administration Services
From: Alan Bobillot-Director of Facility Maintenance
Date: August 14 2014
Re: Replacement of Travelift Slings and Guards

The Travelift slings and guards need replacement due to long-term wear.

The 150-Ton machine was originally equipped with (10) slings and guards which are needed for a maximum capacity lift.

The following quotes are from suppliers for eight (8) new slings and guards; an order for two (2) slings and guards is already in process:

Marine Travelift slings and guards $19,478.41
AISCO slings and guards $11,971.56

Marine Travelift slings are original equipment manufactured.

Aisco slings are aftermarket manufactured (generic) suppliers.

All slings carry a rating of 75000 LBS.

Marine Travelift warrants against defects upon delivery.

AISCO warranty is the same.
Hi Jack -

I'm grateful that you are willing to identify someone from the Harbor and Recreation District to serve on the Working Group. Below is our current status of the Working Group. We met today with the facilitator (Mary Selkirk). Within the next week, Mary wants to send out a letter to the working group to set up 45 minute interview with each (over the next 2.5 weeks). Recognizing and respecting that you have alot on your plate, can you let me know when you think you might be able to identify someone that would be willing to join this great group? Thanks in advance.

Respectfully,
Warner Chabot

<table>
<thead>
<tr>
<th>Organization</th>
<th>Member</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. PCSGA Member</td>
<td>John Finger</td>
</tr>
<tr>
<td>2. NGO Restoration Community</td>
<td>Laura Hunter</td>
</tr>
<tr>
<td>3. CA Department of Fish and Comm.</td>
<td>Becky Ota</td>
</tr>
<tr>
<td>4. CA Fish and Game Comm.</td>
<td>Sonke Mastrup</td>
</tr>
<tr>
<td>5. CA Coastal Commission</td>
<td>Alison Detmer-Cassidy</td>
</tr>
<tr>
<td>6. State or Regional Water Board</td>
<td>Tufefel</td>
</tr>
<tr>
<td>7. Marine Conservation NGO</td>
<td>Phil Crader</td>
</tr>
<tr>
<td>8. NOAA</td>
<td>Sarah Newkirk (TNC)</td>
</tr>
<tr>
<td>9. Army Corps of Engineers</td>
<td>Irma Lagomarsino</td>
</tr>
<tr>
<td>10. Humboldt Co Harbor District</td>
<td>Jane Hicks</td>
</tr>
</tbody>
</table>

(ALTERNATES (or substitutions later in the process)

1. PCSGA - Greg Dale
7. NOAA - Chris Yates (Asst Reg. Admin, Protected)
<table>
<thead>
<tr>
<th>2. NGO Restoration Community - Chris Lim (Watershed Project)</th>
<th>Resources, NOAA Fisheries W. Coast Region</th>
</tr>
</thead>
<tbody>
<tr>
<td>3. CA Department of Fish and Wildlife - Vicky Frey</td>
<td>8. Environmental Community (Monterey Aquarium)</td>
</tr>
<tr>
<td>4. CA Fish and Game Commission</td>
<td>9. Army Corps of Engineers - Dan Swenson, LA District; Therese Bradford, San Diego</td>
</tr>
<tr>
<td>5. CA Coastal Commission - Alison Dettmer</td>
<td>10. Humboldt Co. Harbor District</td>
</tr>
<tr>
<td>6. Water Board (State or Regional)</td>
<td></td>
</tr>
</tbody>
</table>

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Warner Chabot
Warner Chabot & Associates

Cell: 510 375-2141
[warner.chabot@gmail.com](mailto:warner.chabot@gmail.com)
4053 Harlan St. #108
Emeryville, CA. 94106
July 24, 2014

Mr. Dan Berman
Humboldt Bay Harbor, Recreation, and Conservation District
P.O. Box 1030
Eureka, CA 95502

RE: Extension of HBHRCD Permit #13-02 for Arcata Bay Shellfish Mariculture Facility

Dear Mr. Berman,

I am hereby requesting an extension of our permit (#13-02). We have made progress on the project but we are not near completion at this time.

As you are aware, subsequent to obtaining our permit with the District, we had to obtain permits from the U.S. Army Corps of Engineers and the California Coastal Commission. We have secured both of these permits, and we are now in the process of obtaining bids to construct our first seed rafts and FLUPSY, as well as approach gangways. This has taken a bit longer than expected as several of the local fabricators have been very busy. At this point, we hope to begin raft and FLUPSY construction within several months, and to begin installing our first equipment by this fall. Although separate, we are also proceeding on the land-based portion of the project and hope to be applying for permits with Humboldt County (Building and Environmental Health) soon.

If you have any questions, please don’t hesitate to contact me at 415-602-9281 or john@hogislandysters.com.

Sincerely,

[Signature]

John Pinger
President/CEO
HUMBOLDT BAY HARBOR, RECREATION AND CONSERVATION DISTRICT

Resolution 2014-10

A RESOLUTION REAFFIRMING THE HUMBOLDT BAY HARBOR, RECREATION AND CONSERVATION DISTRICT'S COMMITMENT TO CREATING JOBS AND SUSTAINABLE ECONOMIC GROWTH THROUGH HUMBOLDT BAY AND ITS HARBOR

WHEREAS, Humboldt Bay is an economic asset as one of only 11 deep water ports in the State of California and the only deep water port along a 400 mile stretch of Pacific coast between San Francisco, California and Coos Bay, Oregon; and

WHEREAS, Humboldt Bay provides numerous opportunities that can only be realized through the combined efforts of Humboldt County, City of Eureka, City of Arcata, Humboldt Bay Harbor, Recreation and Conservation District; and the Wiyot Tribe; and

WHEREAS, through our combined regional support, planning, coordination and promotion we can collectively work with private developers and other governmental agencies to enhance Humboldt Bay’s waterfront by creating additional sustainable living wage jobs in our region; and

WHEREAS, Appendix II of the California Harbors and Navigation Code legislatively mandates the promotion of national and international commerce, navigation, fisheries and recreation on Humboldt Bay and for the protection of the Humboldt Bay environment; and

WHEREAS, Humboldt’s harbor cargo traffic and economy have fluctuated downward for more than three decades, leaving the harbor vulnerable to loss of critical harbor services; and

WHEREAS, the Humboldt Bay area has significant economic and transportation challenges, including but not limited to regional, national and global markets, geography, geology, shoaling, weather and political differences which have contributed to costly and delayed highway connectivity, and a damaged existing rail connection to Humboldt Bay which has been inoperable since 1998; and

WHEREAS, large parts of the communities surrounding Humboldt Bay are water-dependent and thus have a vested interest in protecting marine dependent land uses and developing and maintaining maritime infrastructure for economic growth and sustainable job creation that utilize the harbor; and

WHEREAS, increased income from enhanced maritime-related commerce can help to fund further economic development as well as environmental and ecological health and recreational opportunities;
NOW, THEREFORE, BE IT RESOLVED THE HUMBOLDT BAY HARBOR, RECREATION AND CONSERVATION DISTRICT BOARD OF COMMISSIONERS HEREBY reaffirms its commitment to create jobs and sustainable economic development throughout Humboldt Bay and its harbor by:

1. Rescinding Resolution 2013-06
2. Adopting Exhibit 1
3. Appointing two committee members and alternative member(s) from the HUMBOLDT BAY HARBOR, RECREATION AND CONSERVATION DISTRICT to participate in the committee outlined in Exhibit 1.

PASSED AND ADOPTED THIS 14TH DAY OF AUGUST 2014, BY THE FOLLOWING POLLED VOTE:

AYES:

NOES:

ABSENT:

______________________________
RICHARD MARKS, President
Board of Commissioners

ATTEST:

______________________________
GREG DALE, Secretary
Board of Commissioners
CERTIFICATE OF SECRETARY

The undersigned, duly qualified and acting Secretary of the HUMBOLDT BAY HARBOR, RECREATION AND CONSERVATION DISTRICT, does hereby certify that the attached Resolution is a true and correct copy of RESOLUTION NO. 2014-10 entitled,

A RESOLUTION REAFFIRMING THE HUMBOLDT BAY HARBOR, RECREATION AND CONSERVATION DISTRICT’S COMMITMENT TO CREATING JOBS AND SUSTAINABLE ECONOMIC GROWTH THROUGH HUMBOLDT BAY AND ITS HARBOR

as regularly adopted at a legally convened meeting of the Board of Commissioners of the HUMBOLDT BAY HARBOR, RECREATION AND CONSERVATION DISTRICT, duly held on the day of 14th day of August 2014; and further, that such Resolution has been fully recorded in the Journal of Proceedings in my office, and is in full force and effect.

IN WITNESS WHEREOF, I have hereunto set my hand this 14th day of August 2014.

GREG DALE, Secretary
Board of Commissioners
EXHIBIT 1

Resolution No. 2014-10

A RESOLUTION REAFFIRMING THE HUMBOLDT BAY HARBOR, RECREATION AND
CONSERVATION DISTRICT'S COMMITMENT TO CREATING JOBS AND SUSTAINABLE
ECONOMIC GROWTH THROUGH HUMBOLDT BAY AND ITS HARBOR

COMMITTEE MEMBERSHIP: The Humboldt Bay Working Waterfront Opportunities
Committee (HBWWOC) shall be comprised of two members and alternative member(s)
as selected by each of the following jurisdictions: Humboldt County; City of Eureka; City
of Arcata; Humboldt Bay Harbor, Recreation and Conservation District; and the Wiyot
Tribe.

NAME: Humboldt Bay Working Harbor Opportunities Committee (HBWWOC)

GOAL: The purpose of the HBWWOC is to share information in order to look for
opportunities for collaboration which will enhance economic development efforts around
the bay and the creation of sustainable living wage jobs.

ORGANIZATION: The Committee shall elect its chairperson and vice-chairperson
from its members and conduct its meeting in the format as determined by the members.
Each member organization shall be responsible for the administrative tasks that may be
associated with the Committee

DUTIES: The Committee shall implement the goal through the following:

A. Meet on a regular basis.
B. Identify and implement deliverables.
C. Share information about ongoing and future projects.
D. Identify opportunities for collaboration around the bay.
E. Periodically report back to the Member Jurisdictions.
F. Develop and work on other duties towards implementing the Goal.
Tuesday, July 29, 2014

Mr. Jack Crider
Chief Executive Officer
Humboldt Bay Harbor, Recreation & Conservation District
P.O. Box 1030
Eureka, CA 95502

Re: Bids Received

Dear Mr. Crider:

As we discussed this week two bids were received in regards to the Humboldt Bay Harbor, Recreation and Conservation District 2014 Refunding Revenue Bonds. There were two bids received by GE Capital Markets and BBVA Compass Bank. I have summarized the results and included a review of issues that I thought may be of concern to the Board and yourself below.

**Why So Few Bids?**

Two bids is certainly not an overwhelming result of 22 requests for participation issued but in conversations with those who chose not to bid the following reasons were common:

1. **No rating eliminated some smaller banks:** Several of the smaller banks (approximately six including: Umpqua Bank, Western Alliance Bank, Westamerica Bank and others) do not have the internal ability to review the operations on specialized operations such as ports and harbor districts. Were they to participate they would have at minimum required a grade rating and summary from Standard & Poor’s or Moody’s. This prompts the question as to why a rating was not pursued. I did not at the beginning of this process, and still continue to fell, that a rating would not have been in the best interest of the District as an anticipated Baa/BBB rating would have had minimal impact on rate and could have caused substantial negative impact should a sub-investment grade rating and/or critical summary be issued.

2. **Size of issuance eliminated some larger banks:** In my conversations with possible participants at Wells Fargo, US Bank and Citigroup the response was unanimous that the size of the issue was too small for these banks to justify the internal due diligence required to effectively participate.

3. **Location and size of District eliminated Eastern port lenders:** Don Hart circulated the RFP to banks throughout larger Eastern banks (PNC, Fifth Third Bank, Regents Bank) and was apprised that the size of the Harbor District and the location out of their “footprint” provided too much unfamiliarity to participate.

**Who Bid and What Were the Bids?**

The two offers were received from BBVA Compass Bank (a bank based in Spain) and General Electric Capital Markets (“GE”). Both banks bid 4.000% but BBVA had more clear terms set forth. The clarity is important as it eliminates room for the financing breaking down as it nears close due to issues having gone unaddressed.

**Is it odd that the bids were exactly the same?**

As both bidders likely use standardized pricing criteria it is not all that strange to see this happen. The table below presents the Municipal Market Data (“MMD”) table for the amalgamated rates for municipal General Obligation debt maturities on July 22, 2014 (the day bids were due):
<table>
<thead>
<tr>
<th></th>
<th>&quot;AAA&quot;</th>
<th>PRE-RE</th>
<th>INSURED</th>
<th>&quot;AA&quot;</th>
<th>&quot;A&quot;</th>
<th>&quot;BAA&quot;</th>
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</thead>
<tbody>
<tr>
<td>2015</td>
<td>0.11</td>
<td>0.11</td>
<td>0.19</td>
<td>0.12</td>
<td>0.27</td>
<td>0.66</td>
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<tr>
<td>2016</td>
<td>0.31</td>
<td>0.31</td>
<td>0.49</td>
<td>0.36</td>
<td>0.54</td>
<td>1.10</td>
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<tr>
<td>2017</td>
<td>0.57</td>
<td>0.57</td>
<td>0.79</td>
<td>0.64</td>
<td>0.83</td>
<td>1.44</td>
</tr>
<tr>
<td>2018</td>
<td>0.90</td>
<td>0.90</td>
<td>1.16</td>
<td>1.00</td>
<td>1.23</td>
<td>1.86</td>
</tr>
<tr>
<td>2019</td>
<td>1.24</td>
<td>1.24</td>
<td>1.58</td>
<td>1.36</td>
<td>1.66</td>
<td>2.24</td>
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<tr>
<td>2020</td>
<td>1.49</td>
<td>1.49</td>
<td>1.88</td>
<td>1.64</td>
<td>1.96</td>
<td>2.56</td>
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<tr>
<td>2021</td>
<td>1.73</td>
<td>1.73</td>
<td>2.17</td>
<td>1.90</td>
<td>2.25</td>
<td>2.87</td>
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<tr>
<td>2022</td>
<td>1.94</td>
<td>1.94</td>
<td>2.42</td>
<td>2.13</td>
<td>2.50</td>
<td>3.12</td>
</tr>
<tr>
<td>2023</td>
<td>2.11</td>
<td></td>
<td>2.63</td>
<td>2.31</td>
<td>2.70</td>
<td>3.31</td>
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<td>2.73</td>
<td>2.44</td>
<td>2.85</td>
<td>3.43</td>
</tr>
<tr>
<td>2025</td>
<td>2.34</td>
<td></td>
<td>2.86</td>
<td>2.56</td>
<td>2.97</td>
<td>3.54</td>
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<tr>
<td>2026</td>
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<td>2.99</td>
<td>2.66</td>
<td>3.09</td>
<td>3.64</td>
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<tr>
<td>2027</td>
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<td>2.75</td>
<td>3.19</td>
<td>3.73</td>
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<td>2028</td>
<td>2.61</td>
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<td>3.34</td>
<td>2.98</td>
<td>3.43</td>
<td>3.96</td>
</tr>
</tbody>
</table>

As can be seen at the bottom, the average 2030 maturity with a Baa rating carried a 3.96% interest rate. As the proposed final maturity for this issue is 2030 it is my impression both bidders rounded from this figure to achieve the 4.00% rate (BBVA references a spread to LIBOR but I believe they likely backed into this spread figure).

Comparison of the Bids

<table>
<thead>
<tr>
<th>Bid Factor</th>
<th>BBVA</th>
<th>GE</th>
</tr>
</thead>
<tbody>
<tr>
<td>Proposed Rate</td>
<td>4.000%</td>
<td>4.000%</td>
</tr>
<tr>
<td>Term</td>
<td>15-years</td>
<td>15-years</td>
</tr>
<tr>
<td>Estimated NPV Savings</td>
<td>+/-$123,000</td>
<td>+/-$123,000</td>
</tr>
<tr>
<td>% Savings on Refunding Bonds</td>
<td>+/-3.7%</td>
<td>+/-3.7%</td>
</tr>
<tr>
<td>Principal Reduction w/ Reserve Fund</td>
<td>+/-$341,000</td>
<td>+/-$341,000</td>
</tr>
<tr>
<td>Debt Service Reserve Fund</td>
<td>No</td>
<td>TBD but likely not</td>
</tr>
<tr>
<td>Restricted Reserves Required</td>
<td>No</td>
<td>TBD but likely not</td>
</tr>
<tr>
<td>Coverage Requirement</td>
<td>1.25x</td>
<td>1.25x</td>
</tr>
<tr>
<td>Default Penalties:</td>
<td>.30% increase and 10% reserve fund</td>
<td>TBD</td>
</tr>
</tbody>
</table>

Summary of Comparison

Given both institutions presented a 4.000% rate at 15-years presents a level playing field but that is about where it ends. BBVA Compass has taken substantial effort to research the port addressing questions asked in the RFP and also asking a substantial number of the questions directed at the District as part of the RFP process. Where BBVA has responded with very clear expectations and terms GE has taken a

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1 This represents the principal reduction prior to other costs including the savings from the refunding and the application of the current debt service reserve fund of $217,705.
“wait and see” approach. Although BBVA has some firm recourse included in their proposal (which might have some room for negotiation) the path to closing the issue and the burden on the District is clear. The path GE has presented has, in my opinion, left too much room for problems that I have concern that the financing could collapse as it proceeds towards close when faced with variables unaddressed.

I recommend choosing BBVA as the winning bidder and discussing possible reductions in default recourse as the bid is fair to good given the current market (see following questions “Is 4.000% a good rate?”). I would also request that the 1.25x debt service coverage (the primary default metric) be calculated before depreciation providing additional coverage “cushion”.

Is 4.000% a good rate?

In my opinion it is a fair to good rate. I establish this opinion on the following criteria:

1. Referring to the MMD scale above it is important to consider that these rates reflect General Obligation debt which implies full taxing authority and General Fund reserves usually of a City or County versus the port which is pledging revenue which is considered a lesser guarantee. With that in mind there would be a premium on this rate to compensate the debt holder for the difference in security. It is also important to keep in mind that this issue does not have a balloon payment in 2014 but two annual payments so the rate should reflect a weighted, amalgamated rate, which, for simplicities sake we can call 9-years (based off the 8.509 year average life of the issue). This would result in a 3.31% rate by the MMD Baa scale. In my opinion it is fair to assume, in the current market, at least a 50-basis point premium for the difference between an Enterprise Revenue Bond and a General Obligation Bond bringing the rate to a 3.81. Add to this equation that this is a non-rated issue versus a low investment grade average. Allowing for a premium of 20- to 50-basis points for the rating difference (there is a broad range of sub-investment grade) the actual 19-point spread (3.810% versus 4.000%) seems a reasonable.

2. Of other comparable, recent California issues there is one which is a Modesto Community Facilities District (“CFD”) sold July 17th which provides fair comparison. This issue is made of 15 serial bonds (maturing each year with increasing interest rates) that have a weighted net interest cost (“NIC”) if 3.965%. Keep in mind this issue is rated, was a public issuance (which requires more legal costs), and carried the expense of a Financial Advisor and an Underwriter. Considering the size of the proposed Humboldt Bay HRCD at 4.000% the difference between the Modesto CFD 3.965% rate and BBVA’s bid, the difference, over the life of the issue would result in approximately $4,000 savings. The additional costs to do a comparable issuance would easily exceed $30,000 (the rating alone would be at least $12,000) actually having this financing “price through” or price better than a similar rated transaction (this is before considering the fact the Modesto CFD issue has a debt service reserve fund which is not required on this transaction). I am happy to provide support documentation on this comparison.

In Summary

I recommend awarding the bid to BBVA Compass with the following requests:

1. Considering an easing in default recourse rate hikes;

2. Confirmation of calculation of coverage prior to depreciation.

If I had good reason to believe there were superior opportunities available I would certainly pursue them but the market is not really presenting any indication of such. Overall the rate is in line, if not superior to results being achieved by comparable issues and I consider it to be in the range of “fair” to “good” ceteris paribus.
Any concern I have lies in the recourse terms set forth. Even though recourse provisions are not anticipated to be triggered and a 1.25x coverage is common by industry standard, the District, prior to awarding I recommend that should be addressed with the preceding requests. Any issue, public or private placement will have recourse triggers when a default occurs and the request to fund a debt service reserve fund upon such an event is common. Although rate hikes are less common they do surface and I feel trying to mitigate the potential impact (as the preceding requests would address) is the best approach in this instance.

I am happy to discuss this recommendation with you, the Board or staff in regards to this recommendation. Please do not hesitate to contact me, day or night, with any questions at (415)710-8920 or via email at aciocca@sternbrothers.com.

I have provided initial estimates of the financing including bi-annual principal and interest payments. Please note as we “fine-tune” this financing these figures are subject to change.

Very truly yours,

[Signature]

Andrew G. Ciocca
Vice President
Stern Brothers & Co.

Encl: (2) Estimated Debt Service Schedule and Debt Service Comparison Sheet
Cc: Cameron Weist, Esq.
August 6, 2014

Jack Crider  
Chief Executive Officer  
Humboldt Bay Harbor, Recreation & Conservation District  
P.O. Box 1030,  
Eureka, California 95502-1030

Re: New Markets Tax Credit Financing for the Samoa Pulp Mill

Dear Mr. Crider:

JPMorgan Chase Bank, N.A. (“Chase”) is pleased to consider making a New Markets Tax Credit (“NMTC”) equity investment in connection with the financing of the acquisition and redevelopment of the Samoa Pulp Mill.

Proposed Transaction and Term Sheet Discussions

The Humboldt Bay Harbor, Recreation & Conservation District or an affiliate (“Borrower”) proposes to acquire and redevelop a commercial space intended for port related uses located at 1 TFC Drive in Samoa, California (the “Project”), financed in part with favorable financing from a “qualified community development entity” (a “CDE”), as that term is defined for purposes of Section 45D of the Internal Revenue Code of 1986, as amended (the “Code”). The Borrower and Chase have undertaken and expect to continue discussions in order to agree upon a term sheet (“Term Sheet”) that would summarize the terms and conditions of a proposed transaction (the “Proposed Transaction”) pursuant to which Chase would make an equity investment in an investment fund (“Fund”), which the Fund would aggregate with borrowed funds to make one or more “qualified equity investments” (“QEIs”) in a CDE eligible for NMTCs under Section 45D of the Code. Such CDE would, in turn, provide favorable financing to the Borrower for the Project.

Chase intends to engage outside counsel and other third party service providers and may also incur other costs and expenses in connection with Chase’s discussions with Borrower regarding the Term Sheet and the Proposed Transaction.

Deposit and Indemnification

In consideration for Chase undertaking the process of preparing a Term Sheet and evaluating the Proposed Transaction, the Borrower, by its acceptance of this letter, agrees to deposit with Chase an amount equal to $50,000 (the “Deposit”) no later than August 13, 2014 by check payable to JPMorgan Chase Bank, N.A. or wire transfer in accordance with the wire transfer instructions set forth on Exhibit A of this letter.
Chase may apply the Deposit to the payment of costs and expenses (including, without limitation, attorneys’ fees and expenses) incurred by Chase in connection with the preparation and negotiation of the Term Sheet and evaluation of the Proposed Transaction, whether or not a Term Sheet between Chase and the Borrower is executed. If a Term Sheet between Chase and the Borrower is executed, Chase may also apply the Deposit to the payment of costs and expenses (including, without limitation, attorneys’ fees and expenses) incurred by Chase in connection with the evaluation and negotiation of the Proposed Transaction after the time such Term Sheet is executed, whether or not the Proposed Transaction closes. If a Term Sheet is not executed or if the Proposed Transaction does not close, Chase will return to the Borrower any remaining portion of the Deposit after Chase has paid all of its costs and expenses incurred in connection with the Term Sheet and the Proposed Transaction. If Chase’s costs and expense incurred in connection with the Term Sheet and the Proposed Transaction exceed the amount of the Deposit, then Borrower shall, within three (3) days after notice from Chase, reimburse Chase for the amount of such excess.

The Borrower also agrees to indemnify and hold harmless Chase and its officers, employees, agents, attorneys, directors, and affiliates (collectively, the “Indemnified Persons”) against any and all losses, claims, damages, or liabilities of every kind whatsoever to which the Indemnified Persons may become subject in connection in any way with the transaction which is the subject of this Letter, except to the extent any of the foregoing is found in a final judgment to have arisen from such Indemnified Person’s gross negligence or willful misconduct. The Borrower also agrees to assert no claim against Chase or any other Indemnified Persons, on any theory of liability, for special, indirect, consequential or punitive damages.

Exclusivity

In consideration for Chase undertaking the process of preparing a Term Sheet and evaluating the Proposed Transaction, the Borrower hereby agrees, by its acceptance of this letter, that, for a period commencing on the date of this letter, and ending ninety (90) days after the date of this letter (the “Exclusivity Period”), the Borrower will negotiate exclusively with Chase and no other party regarding the provision of equity to be used directly or indirectly to make a QEI in a CDE that will make loans to the Borrower. In furtherance thereof, during the Exclusivity Period, neither the Borrower, nor any other party controlling, controlled by, or under common control with the Borrower shall, directly or indirectly, enter into negotiations with, or offer the opportunity to invest equity with respect to the Proposed Transaction or the Project to, any third party.

Qualifications

Final approvals for the Proposed Transaction have not yet been received, and will be subject to, among other things, Chase’s review and approval of customary real estate and NMTC due diligence in connection with the Borrower and the Project. This is not a commitment to lend or provide capital. Except for the provisions of this letter under the headings “Deposit” and “Exclusivity” no other agreement regarding the Proposed Transaction shall be final, enforceable or binding against Chase, the Borrower, or any other parties unless and until definitive written
agreements have been executed and delivered by authorized representatives of the parties to be bound thereby.

Please note that Chase and/or its affiliates may be providing debt financing, equity capital or other services (including financial advisory services) to other companies in respect of which you may have conflicting interests regarding the transaction described herein or otherwise.

[The remainder of this page has been intentionally left blank]
Please indicate your acceptance of the terms above by signing and returning an executed copy of this letter to the undersigned within 7 business days of the date of this letter. This letter may be executed in any number of counterparts, each of which when so executed and delivered shall be deemed an original and all of which taken together shall constitute but one and the same instrument. Faxed, scanned or photocopied signatures shall be deemed equivalent to original signatures.

Sincerely,

JPMORGAN CHASE BANK, N.A.

By: ________________________
Name: ________________________
Title: ________________________

ACCEPTED AND AGREED TO:

Humboldt Bay Harbor, Recreation & Conservation District

By: ________________________
Name: ________________________
Title: ________________________
EXHIBIT A

Wire Transfer Instructions for Deposit

JPMorgan Chase Bank, N.A.
ABA  021000021
Account No. 9008104892

Reference: Samoa Pulp Mill
Hi Jack –

Parcel A (APN 401-112-021) Primary Mill Site = $15,000 with $3,000 per reliance agreement per party with $100K limit of liability.
Parcel B (APN 401-112-017) Northern Parcel = $5,000 with $1,000 per reliance agreement per party with $100K limit of liability.
Parcel C (APNs 401-112-022, 401-030-068) Northern Parcels = $5,000 with $1,000 per reliance agreement per party with $100K limit of liability.

We have service agreements ready to go and will need to know how many relying parties. These fees are based on the following assumptions:

1) the District and/or Site owner(s) provide records of all activity since the last Phase I performed by LACO.  
2) The District and relying parties accept the general terms and conditions of our standard agreements.  
3) The reports will be delivered in electronic format within 4 weeks of our receipt of the signed agreement, 25% retainer, and all the records described above.

Please let me know if you have questions or concerns. If you are satisfied we will issue the service agreements once we have the number of relying parties.

We look forward to continuing with this project and thank you for the opportunity,

Best regards,

Chris
PROPOSAL FOR AN ALTA SURVEY OF PULP MILL PARCEL A
FOR HUMBOLDT BAY HARBOR, RECREATION AND CONSERVATION DISTRICT

July 29, 2014

This proposal is based on a Request for Proposals dated July 18, 2014.

SCOPE AND SCHEDULE

We propose to use our ALTA map from the year 2000 (see information under qualifications below) as a basis for mapping for this ALTA map. That map was based on a rectified aerial photograph. An AutoCAD map was also prepared at that time. We will field check the map and update information to reflect current conditions.

We will locate visible utilities, but will not conduct any subsurface exploration. A standard underground disclaimer will be included on the ALTA map. We can also research maps of the pulp mill utilities that may be in the pulp mill records. A separate cost for this work is included.

The map will be delivered within 30 days of authorization to proceed.

COST PROPOSAL

ALTA map as described above: $22,500.00

Optional addition: Utility research of pulp mill records and calculations, billed on an hourly basis: $110/hour for research, $175 hr. for additional field surveying that may be needed to locate utilities.

THREE PROFESSIONAL REFERENCES

Debbie Provolt
Chief Title Officer
Humboldt Land Title Company
1034 Sixth Street
Eureka, CA 95501
707 443-0837
DProvolt@hltdco.com
QUALIFICATIONS

Please see the attached company information for Kelly-O’Hern Associates. All surveying by our office is under the direction of Michael O’Hern, Professional Land Surveyor No. 4829.

We carry general liability, automobile, worker’s compensation and professional liability insurance. Insurance certificates are available upon request.

We have surveyed the boundary of the subject parcel, as illustrated on Book 69 Surveys, Pages 106 and 107. This is the Record of Survey map available on the Harbor district website. The legal description of the subject parcel is based on our survey. In addition, we have surveyed and described many of the easements affecting this property.

In the year 2000 we performed an ALTA survey on the lands owned by Louisiana-Pacific Corporation. The area that is the subject of this survey is within the area surveyed and mapped for the ALTA survey. The ALTA map was based on a rectified aerial photograph of the subject property. A digital image of the parcel and an AutoCAD map were prepared by 3Di West. We have used 3Di West successfully for several aerial mapping projects. We have the digital files in our records.

Examples of ALTA surveys completed within the last two years:

- Save-the-Redwoods League – Orick mill site
- Rohner Village – Fortuna
- Cottages at Cypress – Fort Bragg
- Aster Place – Eureka
- Plaza Point – Arcata
- Cross Development – Dollar General store - Fortuna
KELLY-O’HERN ASSOCIATES
LAND SURVEYORS
3240 MOORE AVENUE
EUREKA, CA 95501
707 442-7283

COMPANY HISTORY

The firm began offering surveying services in 1952 as a continuation of the practice of Frank Kelly, County Surveyor of Humboldt County. The firm has been in continuous operation since that time and was incorporated as Kelly-O’Hern Associates in 1985.

The firm has extensive experience in timber and ranch surveys, as well as subdivision and construction surveying. Litigation surveying has been a specialty throughout the history of the company.

Primary areas of practice are Humboldt, Del Norte, Trinity and Mendocino Counties. We have worked in Shasta County and in the Marysville area on rice ranch surveys.

EQUIPMENT

Office –
- Computer network with redundant storage (onsite and offsite)
- Miscellaneous calculators
- Microfilm reader/printer
- Microfilm of Humboldt County survey records and non-record maps
- Several map cases of indexed non-record maps by various surveyors (10,000 + parcels)
- HP Plotters
- Computer index of County Survey records

Field –
- Topcon 9000 Robotic total station
- Topcon GTS 301 – electronic total station
- Topcon GTS 312 – electronic total station
- FM band portable radios
- Magnetic locators for finding iron monuments
- Wild T-2
- Wild T-1
- Kern theodolite
- Zeiss Ni2 level
- Topcon level
- Various field equipment to outfit 3+ crews
- 2-4wd pickups
- 5 GPS receivers
EXPERIENCE

Federal –
- Boundary surveying for Redwood National Park, Del Norte County
- USFS right of way surveys
- Cadastral surveys for USFS
- U.S. Fish and Wildlife Service boundary surveys

State –
- Consultation regarding tideland litigation
- Expert witness for Caltrans
- Campus Consulting Land Surveyor for Humboldt State University

County –
- P-line surveying for Humboldt County
- Boundary surveys for various County parks
- Control surveying for County aerial mapping
- Monument perpetuation surveys for numerous County monuments
- Control surveys for street locations
- Right of way surveying and construction surveying for 15 miles of water transmission lines
- Right of way surveying, aerial control, topographic surveying for regional wastewater collection system
- Topographic surveys for County courthouse, various airports
- Monument Preservation Fund Surveys – Ferndale, North Hammond Tract, Palmer Creek area, Mattole Valley
- Various property line and easement surveys for Humboldt Bay Harbor, Recreation and Conservation District.

City –
- Monumentation surveys for City of Arcata
- Hydrographic surveying for City of Eureka
- Shoreline erosion monitoring for City of Eureka
- Boundary surveys for City of Trinidad
- Expert witness for traffic accident surveys
- Topographic surveys for street and alley designs

Private –
- Numerous subdivisions
- Numerous ranch and timber surveys
- Aerial control for topographic mapping
- Right of way surveys
- Expert witness for approximately 150 court cases involving surveying
- Control surveying for regional landfill site
- Topographic surveying for civil engineers and architects
PARTIAL CLIENT LIST

City of Arcata
City of Eureka
City Garbage Company
County of Humboldt
Exxon Corporation
Fairhaven Power Company

General Motors
Hartford Insurance
N.B. Hunt Trust
The Pacific Lumber Company
Russ Ranches
Sierra Pacific Industries

Simpson Timber Company
Toroni Ranches
U.S. Forest Service
Western Title Company
Danco Group
Harbor District

REFERENCES

Debbie Provolt
Chief Title Officer
Humboldt Land Title Company
1034 Sixth Street
Eureka, CA 95501
707 443-0837

Neale Penfold
Civil Engineer
2107 1st Street
Eureka, CA 95501
707 442-4587

Kevin Hamblin
Director
Humboldt County
Community Development Department
3015 H Street
Eureka, CA 95501
707 445-7541

Dave Ryan
Humboldt County Surveyor
Humboldt County
Department of Public Works
3033 H Street
Eureka, CA 95501
707 445-7205

Tom Mattson
Director
Humboldt County
Department of Public Works
1106 2nd Street
Eureka, CA 95501
707 445-7491

Pat Grace
Chief Title Officer
Fidelity National Title Insurance Company
404 H Street
Eureka, CA 95501
707 442-5785

Dan Johnson
President
Danco Group
5251 Ericson Way
Arcata, CA 9551
707 822-9000

Frank Bacik
President
Town of Scotia LLC
P.O. Box 245
Scotia, CA 95565
707 764-4131

David Hull
General Manager
HCSD
P.O. Box 158
Eureka, CA 95502
707 443-1340 Ext. 214
RESUME

NAME: Michael J. O’Hern

TITLE: Professional Land Surveyor, Kelly-O’Hern Associates (President)

EDUCATION: B.S. Forest Engineering, Humboldt State University, 1975

EXPERIENCE: Mr. O’Hern has surveyed for a variety of projects ranging from lot surveys to forest boundary surveys and from court diagram preparation to construction surveying. In addition, engineering design for grading plans, subdivision improvement plans, and a regional wastewater collection system has been performed under the direction of other consultants.

Projects have included the following:

- P-line and right of way surveying for Humboldt Bay Wastewater Authority
- Various boundary surveys and legal research for Simpson Timber Company
- Calculations and staking for leveling of a rice ranch
- Grading plan, grade staking, construction staking for a wood-waste power generation plant
- Construction staking for Arcata sewage treatment plant reconstruction
- Aerial target planning and construction for aerial mapping
- Construction staking for numerous residential subdivisions
- Topographic surveying and construction staking for Eureka City Schools corporation yard
- Grade staking for reconstruction of Pacific Gas and Electric yard
- Court diagram surveying and mapping for traffic accidents, clients have included Simpson Timber Company, Humboldt County, General Motors Company
- Boundary surveying, preliminary topographic surveys for Exxon Company
- Shoreline erosion monitoring for Exxon Company and City of Eureka
- Tidelands litigation research for Louisiana Pacific Company
- Boundary line surveying and marking for U.S. Forest Service
- Construction staking for a small hydroelectric development
- Expert witness for 50+ boundary cases

REGISTRATION: Professional Land Surveyor (PLS 4829) – California

MEMBERSHIP:

- California Land Surveyors Association
- Humboldt Chapter CLSA
- National Society of Professional Surveyors
Tim and Jack: Please see JB's attached layout for what McKennys Insulation is considering.

---------- Forwarded message ----------
From: JB Mathers <mathers84@yahoo.com>
Date: Thursday, August 7, 2014
Subject: Offer for Warehouse space
To: Scott Pesch <pacificpartnerscommercial@gmail.com>, Jack Crider <jcrider@humboldtbay.org>, Tim Petrusha <tpetrusha@humboldtbay.org>

Please excuse my lack of artistic ability but this is what they want...

JB Mathers

On Thursday, August 7, 2014 8:01 AM, Scott Pesch <pacificpartnerscommercial@gmail.com> wrote:

Jack and Tim: Please find my associate, JB Mathers' offer from McKenny's Insulation to lease out a portion of our 'west' building. I will discuss with JB the exact area in which McKenny would like to lease in order to confirm its' security from the remaining areas.

JB: Please use the site plan and 'mark up' the areas that interest McKenny's Insulation and scan / email to my attention. Thank you.

Scott- McKenny's insulation division would like to lease 10,000 sq ft at the asking price for 1 year. They want the West End to store their foam, and need space to park their trucks. If this can be a fit please let me know.

JB Mathers

Scott Pesch
Broker / Owner
Coldwell Banker Commercial Pacific Partners
1036 5th Street, Suite A
Eureka, CA 95501
DRE#01190750

(o) 707.442.2222
(c) 707.845.3459
(f) 707.442.4474
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Scott Pesch
Broker / Owner
Coldwell Banker Commercial Pacific Partners
1036 5th Street, Suite A
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(o) 707.442.2222
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scott.pesch@coldwellbanker.com